

GERMAN VILLAGE COMMISSION AGENDA

Thursday, August 7, 2018

4:00 p.m.

111 N. Front Street, Hearing Room 204

Applicants or their representatives must attend this hearing. If applicants are absent, it is likely that the application will be continued until the Commission's next hearing. If you have any questions, please call the city's Historic Preservation Office staff at 614-645-0664.

If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-7206 at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 PM (NOON), Tuesday, August 28, 2018 -111 N. Front Street (Michael B. Coleman Government Center); 3rd Floor, Room 313.
- III. NEXT COMMISSION HEARING – 4:00 p.m., **Wednesday, September 5, 2018**
111 N. Front Street (Michael B. Coleman Government Center); 2nd Floor, Room 204 (Hearing Room).
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS
- VI. APPROVAL OF MINUTES, Tuesday, July 5, 2018
- VII. STAFF APPROVALS
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **18-8-31** (*not required to attend*)

877 Mohawk Street

Cheryl L. Brown

An application, photographs, and product cut sheet have been submitted.

Install New Skylight

- Install one (1) new Velux, low profile skylight on the south slope of the roof, per the submitted photographs and product cut sheet.



2. **18-8-32** (*not required to attend*)

33 East Deshler Avenue

Kevin Hock

An application and photographs have been submitted.

New Wall

- Build two (2) new sections of blue stone wall along front property line, facing onto Deshler Avenue, per the submitted photographs.
- Wall to consist of three-inch high (3"H) blue stones, with an approximate height of nine-inches (9") at the existing service steps, and tapering down from three stones to one stone toward each end, per the submitted renderings.
- New wall to be built on top of an existing concrete footer remaining beneath the soil, from a previously removed wall.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:05 P.M.

3. **18-8-33** (*attending*)

716 Macon Alley

Sarah Tapyrik (Applicant/Owner)

An application and photographs have been submitted.

Install New Fence

- Remove the existing chain link fence in the front yard of 716 Macon Alley, per the submitted site plan.
- Remove the existing loop wire fence on the property line between 716 Macon Alley and 709 S. Fifth Street, per the submitted site plan.
- Remove the existing painted (white) section of fence along Macon Alley between the northern property line of 716 Macon Alley and the 709 S. Fifth Street shed.
- Install new black, aluminum, Freedom "New Haven" style fence, with 1-in x 1-in rails; 3-7/8-in picket spacing, per the submitted product cut sheet.

4. **18-8-34** (*not attending*)

709 S. Fifth Street

Cynthia Puckett (Applicant/Owner)

An application and photographs have been submitted.

Install New Gate

- Remove the existing painted (white) gate along Macon Alley between the 709 S. Fifth Street garage and shed and the 716 Macon Alley garage, per the submitted site plan.
- Install new 5' H x 7' W, black, aluminum, Freedom "Providence" style gate (4'W) with two-rail picket top, per the submitted product cut sheet.

5. **18-8-35** (*not attending*)

718 Macon Alley

Michael Cannell (Applicant)

Michael Cannell & Emily Zulaut (Owner)

An application and photographs have been submitted.

Install New Fence

- Remove the existing, wood privacy fence on the rear yard property line between 718 and 716 Macon Alley, per the submitted photographs.
- Install new 4.91' H, Freedom "New Haven" style, black aluminum fencing, with 1-in x 1-in rails; 3-7/8-in picket spacing, in the same location, per the submitted site plan and product cut sheet.

Install New Light Fixture

- Remove the existing, exterior light fixture on the south (side) elevation of the house.
- Install new Charlton Home "Northwood" exterior light fixture, per the submitted product cut sheet.

CONTINUED APPLICATIONS

6. 18-5-45 (not attending)

247-281 East Livingston Avenue

Berardi + (Applicant)

Cedar Square, LLC. (Owner)

An application for demolition and new construction was conceptually reviewed at the February 6, March 6, April 3, and May 1, 2018 GVC hearings. Applicant requests to be Tabled.

Demolition

- Demolish the existing, ca. 1981, two-story, brick building at 247-257 E. Livingston Avenue, per the submitted photographs. To be replaced by “Building A.”

New Construction / 247-257 E. Livingston Avenue (Bldg A)

- Build a new, three-story, 22 unit, residential building with roof deck structure, per the submitted drawings.
- Exterior cladding to include brick, two shades of cementitious siding.
- South elevation to include curtain wall system, per the submitted drawings.
- North, east, and west elevations to include balconies with steel guardrails and light shades.

New Construction / Vacant Lot / 277 E. Livingston (Bldg E)

- Build a new, three-story, 18 unit, residential building.
- Exterior cladding to include brick, two shades of cementitious siding, vertical standing-seam metal.
- North, east, and west elevations to include balconies with steel guardrails and light shades.

Renovation of Existing Structures

- Renovate existing structures for use as 11-1 bedroom units, as shown on A1.1.

PLEASE NOTE: AGENDA ITEM # 7 (APPLICATION #18-7-39) WILL BE CONTINUED TO THE WEDNESDAY, SEPTEMBER 5TH GVC AGENDA

7. 18-7-39 (Request for Variance Recommendation) (not attending)

259 E. Livingston Avenue (aka 247-281 East Livingston Avenue)

Donald T. Plank, Attny. (Applicant)

Toula Management, LLC; 281 Livingston, LLC; & 277 Livingston, LLC. (Owner)

Request for Variance Recommendation

1. Section 3312.21(A) and Section 3312.21(A)(1) of the City of Columbus Planning and Zoning Code (the “Zoning Code”) for certain interior parking landscaping and screening requirements: Applicant requests a variance to not provide one (1) shade tree (minimum of 2 inches caliper at the time of planting) for every 10 parking spaces, or fraction thereof. The applicable section of the Zoning Code would require six (6) shade trees total for the number of parking spaces provided, at fifty-nine (59). Applicant will provide zero (0) shade trees in the interior parking areas, but will be providing a landscape plan with interior landscaping to compensate for this.
2. Sections 3312.21(A)(2), 3312.21(A)(3), and 3312.21(A)(4) of the Zoning Code for interior parking landscaping and screening requirements: Applicant requests a variance to not provide dispersed landscaped islands or peninsulas containing minimum soil area of 145 square feet (s.f.) per tree throughout the interior of the parking lots. The applicable section of the Zoning Code would require six (6) landscaped islands or peninsulas containing minimum soil area of 145 s.f. Applicant will provide zero (0) landscaped island or peninsulas containing the requisite minimum soil area. Applicant requests a variance to not provide for planting beds for parking lot shade trees that are arranged with suitable curbing materials.
3. Section 3312.21(B) of the Zoning Code for parking setback and perimeter landscaping: Applicant requests a variance to not provide landscaping in the perimeter to visually buffer residentially-zoned property from parking lots. Applicant, will, however, be providing a six (6) foot opaque fence along the south and east property lines to buffer the residentially-zoned property from parking lots and to screen for headlights.

4. Section 3312.25 and 3312.29(A) of the Zoning Code for maneuverability: Applicant requests variances from the requirements that (i) “every parking and loading space shall have sufficient access and maneuvering area”, as Applicant proposes to have eight (8) stacked parking spaces on the Property; and (ii) “that a parking space shall be accessible from a street, alley, or maneuvering area” and that “stacked parking spaces may not be counted as required parking spaces for units not served directly by the driveway/garage.” Applicant is using the eight (8) stacked spaces to count as required parking spaces.
5. Section 3312.27(4) of the Zoning Code for the parking setback line: Applicant requests a variance to not establish a parking setback line in a C-4 Commercial District that is ten (10) feet from the street right-of-way line (without respect to the building line). Applicant will provide a zero (0) foot parking setback from the street right-of-way line (of South Sixth Street) for the Property, which is zoned in a C-4 Commercial District.
6. Section 3312.49(C) of the Zoning Code relative to the parking requirements tables: Applicant requests a variance to not provide for the required minimum number of parking spaces, at eighty-five (85). Applicant will provide for fifty-nine (59) total parking spaces on the subject property. Applicant is, therefore, seeking a twenty-six (26) parking space variance from the minimum number of parking spaces required.
7. Section 3356.11(A)(2) of the Zoning Code in connection with building setback lines in the C-4 District. Applicant seeks a variance from the setback requirement of being “no less than the distance equal to the average of the building setbacks on both abutting parcels.” There is only one abutting parcel to the west of the eight (8) parcels comprising the Property. The average building setback of the two (2) existing buildings – one at the far east (Building I) and the building to the far west (which is not part of the Property) – and the average of those two (2) building setbacks is one (1) foot (building setback lines). Another method to calculate an average of the existing building setback lines is to calculate the average of all existing six (6) building setback lines for those buildings located on the Property, which equates to 4’7”. Applicant requests a zero foot (0’) building setback line variance for the proposed infill buildings on the Property (Buildings A and E).
8. Sections 3321.05(A)(1) and 3321.05(B)(1) of the Zoning Code relative to vision clearance standards. Applicant seeks variances from the vision clearance standards for other driveways (on East Blenkner Street) and for vision clearance requirements at the intersection of streets and alleys (at the intersection of South Sixth Street and East Blenkner Street) in connection with (i) the two (2) existing access drives on East Blenkner Street for ingress-egress to and from the Property, as vehicles may be parked and dumpsters may be located immediately adjacent to the access drives, as shown on the Site Plan dated 6/18/2018, submitted as part of Applicant’s application for a council use variance; and, (ii) the access drive on South Sixth Street for ingress-egress to and from the Property, as the six (6) foot opaque fence is located on the property line that runs parallel with East Blenkner Street and may obstruct vision clearance for vehicles at that particular access drive.
9. Sections 3356.03(E) and 3356.05(C) of the Zoning Code related to residential use on the first floor of buildings in the C-4, Commercial Zoning District. Applicant seeks a variance from the C-4 District which prohibits residential on the first floor. Applicant proposes to convert five existing buildings back to residential and develop two new buildings with residential proposed on the first floor of all buildings.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:15 P.M.

8. 18-8-36 (attending)

188 Thurman Avenue

Anita R. Suclescy (Applicant/Owner)

An application and photographs have been submitted. Work was completed prior to review and approval. A Code Order has been issued.

Remove Wrought Iron Fence

- Remove a wrought iron fence, in deteriorated condition, along the front property line, per the submitted photographs. (Work Completed).

Retain Wood Privacy Fence

- Retain the existing wood privacy fence and gate, which replaces a previous picket fence, along Redbud Alley, per the submitted photographs.

9. 18-8-37 (attending)

827 City Park Avenue

Urbanorder Architecture (Applicant)

Evan & Kim Sauer (Owner)

An application, photographs, and drawings have been submitted. Demolition of a one-story, concrete block, rear addition and construction of a new addition was approved January 3, 2018 (COA#18-1-18). Following demolition of the block addition, a section of the rear, brick wall of the cottage collapsed. An Emergency Hazard Order has been issued on July 19th.

Rebuild Portion of Original Structure & Build Approved Addition

- Rebuild a portion of the existing, original, one-and-one-half story, brick cottage, per the submitted photographs and drawings.
- Exterior of new, rebuilt portion to match the original, including stucco exterior and wooden shingles in dormer.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 4:35 P.M.

10. 18-8-38 (attending)

649 Mohawk Street

Jamie Weilbacker/A 2nd Estimate, Ltd. (Applicant)

David Pallas (Owner)

An application, photographs, and product cut sheet have been submitted.

Install New Skylights

- Create new openings in the existing tile roof, and install new, Velux skylights, Model VS MOZ, per the submitted product cut sheet.
- One (1) new skylight to be located on the east half of the south slope of the roof.
- Two (2) new skylights to be located on the north slope of the roof.
- Skylights requested to provide light and ventilation for three windowless bathrooms.
- New units to be painted "Tinner's Red" to match tile color.

11. 18-8-39 (attending)

649 Mohawk Street

Pro Exterior – APCO (Applicant)

David Pallas (Owner)

An application, photographs, and product cut sheets have been submitted.

Install New Windows

- Remove all existing, original, double-hung windows, throughout.
- Install new, Marvin Ultimate Next Gen double-hung windows to match existing decorative muntin pattern.
- Remove two (2) awning type windows in living room.
- Install new, Marvin Ultimate Clad awning windows.

- Diamond pattern, divided lite muntins on top sash of double-hung windows to be replaced with custom 7/8", simulated-divided-lite (SDL) muntins, with spacer between the two layers of glass.
- Rear windows do not have divided lite sashes.
- Exterior color of new aluminum-clad windows to be "Stone White."
- Remove and replace bottom sashes only on stained glass windows.
- All windows installed in masonry openings to have 1 1/2", clad casing and thick subsill to match existing.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:00 P.M.

12. 18-8-40 (attending)

569 South Sixth Street

Tom Eastwood/Dave Fox Remodeling (Applicant)

David Thomas & Vince Thompson (Owner)

An application, photographs, drawings, and product cut sheets have been submitted.

Install New Window Openings

- Create four (4) new 6' Wide x 2' High window openings on the south elevation of rear, frame section of the house, per the submitted drawings.
- Two new openings to be on the first floor, and two new openings to be on the second floor.
- New windows to be Andersen casements.

Install New Doors

- Remove the existing slab door on the north elevation.
- Install new, Andersen, clad, hinged patio door, per the submitted drawings and cut sheet.
- Remove existing exterior bedroom door on west elevation.
- Install new ProVia Legacy door and side lites, per the submitted drawings and cut sheet.
- Remove two (2) existing patio doors on the west elevation.
- Install 12' header and 12' (4-panel) Andersen gliding door, per the submitted drawings and cut sheet.
- All exterior finishes on new doors and windows to be "Black."

13. 18-8-41 (attending)

220 East Sycamore Street

James Panzer (Applicant)

James Panzer & Jennifer Heitmeyer (Owner)

An application, photographs, drawings, and product cut sheets have been submitted.

Remove and Install New Asphalt Shingle Roof

- Remove all slate on the main roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] CertainTeed

Carriage House (dimensional)

[] Stonegate Gray

[] EcoStar Synthetic Slate

Empire Slate/12" Traditional w/beveled edge

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."

- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Install New Stop Gutters

- Option to install traditional stop gutters in place of existing half-round gutters.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:20 P.M.

14. 18-8-42 (attending)

652 Mohawk Street

Juliet Bullock Architects (Applicant)

Michael & Patricia Powers (Owner)

A new addition was conceptually reviewed at the July 5, 2018 GVC hearing. An application, photographs, site plan, floor plans, and elevation drawings have been submitted. A new gable roof, brick veneer, new windows and a balcony were added to the rear ell in 1982. The connector has been removed, bases on Commissioner comments.

Requesting Final Approval.

New Addition

- Remove the existing, rear balcony and French doors, per the submitted photos. Infill beneath door opening with salvaged brick.
- Build a new, one-story, frame addition at the rear/east elevation of the existing two-story, rear ell.
- Exterior cladding to be HardiBoard siding w/ 6" exposure to match existing on garage. To include 3/4" OSB for sheathing at all areas to receive HardiBoard.
- Gutters to be half-round with round downspouts.
- Roofing material to be asphalt shingles from the approved list.
- Windows to be aluminum-clad wood, one-over-one, double-hung sash.
- South elevation door to be full-lite, wood door.

The following is from the July 5, 2018 GVC hearing:

Commissioner Comments

- Provide a section drawing at the next review, to show how the addition is connected to the main house.
- In this particular case, it may work better to remove the connector and change the pitch of the roof.
- It will be okay to remove the doorway on the second floor of the rear elevation because it is not an original opening.
- Board-and-batten is okay, but has become over-utilized. Explore some other siding options.

NO ACTION TAKEN

CONCEPTUAL REVIEW

15. 18-8-43 (attending)

640 Mohawk Street

Juliet Bullock Architects (Applicant)

Muncie & Elia/German Village Holdings, Ltd. (Owner)

An application, photographs, site plan, floor plans, and elevation drawings have been submitted.

Demolition

- Demolish the existing, ca. 1921 garage and shed structure.

New Addition

- Build new rear addition, per the submitted site plan and elevation drawings.
- Connector to be set back from the street and face onto Mohawk Street, with new addition located south of existing structure.

Landscaping

- Removal of shrubs and trees in the front and side yard was undertaken prior to review and approval.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 5:40 P.M.

16. 18-8-44 (attending)

648 Mohawk Street

William Hugus Architects, Ltd. (Applicant)

Mohawk 648, LLC/Darrell Vanligten (Owner)

An application and photographs have been submitted.

Remove Existing Cladding Materials

- Exploratory removal of exterior, aluminum cladding on enclosed front porch and rear addition and overhangs/eaves of roof was undertaken prior to review and approval.
- Remove all existing, non-contributing metal awnings.

17. 18-8-45 (attending)

697 South Fifth Street

William Hugus Architects, Ltd. (Applicant)

Jay & Susan Kasey (Owner)

This application was conceptually reviewed (3 site plan options) at the July 5, 2018 GVC hearing. Removal of non-original exterior siding and removal of a non-original rear overhang has been staff approved. A site visit was conducted by Commissioners Thiell and Panzer at the request of the Commission. An application, photos, and site plan have been submitted.

New Addition

- Second conceptual review for a new addition.
- One of the previous options has been revised and submitted based Commissioner comments.

The following is from the July 5, 2018 GVC hearing:

Commissioner Comments

Commissioner Panzer:

- *Asked about the history of the existing additions, and Mr Hugus provided information about existing construction and cladding materials.*
- *The entrances between the existing house and proposed addition, as shown on concept #1, 2, and 3 are too narrow.*

Commissioner Thiell:

- *Suggested a walk through by one or two of the Commissioners and HPO staff to determine contributing and non-contributing sections of the building.*
- *An addition needs to be set back from the façade of the existing house. The addition will need to be secondary.*
- *A garage should be detached, but just a 3-foot gap between the house and garage (concept #2) is not ideal.*
- *Brick would not be appropriate, as the guidelines say that exterior cladding on an addition should be secondary to the main house.*
- *It would be preferable to retain the one window opening on the south elevation.*
- *Thinks the Applicant is going in the right direction.*

NO ACTION TAKEN

18. 18-8-46 (attending)

795 South Fifth Street

William Hugus Architects, Ltd. (Applicant)

Jeffery Patrasso (Owner)

An application to convert the existing garage to a carriage house conceptually reviewed at the May 1, 2018 GVC hearing. The variance package was recommended for approval July 5, 2018. An application, photos, and site plan have been submitted. Requesting final approval.

Convert Garage to Carriage House

- Convert the existing two-car garage to a carriage house.
- Build a second floor addition as a guest suite.
- Cladding to be 7" exposure, smooth, Hardie Lapped siding.
- Windows to be Lincoln, wood, 1/1 double-hung sash.
- Skylights to be Velux.
- Pedestrian doors to be ThermaTru, Smooth Star, fiberglass.
- Roofing shingles to be from the Approved Roofing Shingles List.

Following presentation by the Applicant, Chairperson Hartke opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.

Commissioner Comments:

Commissioner Ours:

- *Thinks the proposed project is "do-able," based on the drawings submitted during the May 1st, 2018 GVC hearing.*
- *Study the dormer windows a bit more. Perhaps they should be wider.*
- *Would not want to see the garage turned, with a large gable facing onto Macon Alley.*

Commissioner Durst:

- *In agreement with Commissioner Ours.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:00 P.M.

19. 18-8-47 (attending)

643 South Fifth Street

Eric Vanderson (Owner)

An application, drawings, and photos have been submitted.

- Construct an approximately 30-ft x 20-ft third story addition.
- Addition as drawn would add approximately 5-ft to the overall height.
- Concept is in keeping with the design of the addition completed in the 1980's, and is meant to keep a clear delineation between the original architecture and the new.

20. 18-8-48 (attending)

533 South Third Street

Fredric A. (Ted) Goodman (Applicant)

Michael J. Ferris (Owner)

An application, siteplan, drawings, and photos have been submitted.

- Construct new 2-story rear addition with family room on ground level and master bedroom on upper level.
- Construct new side deck on lower level.
- Existing garage to remain.
- Variance will be required for ground coverage, parking, and other details.

21. 18-8-49 (attending)

1017 City Park Avenue

Andrew Melarango (Applicant)

Michael Carey & Meghan Conrad (Owners)

An application, siteplan, drawings, and photos have been submitted.

- Construct new 6'-8" second story addition.
- Construct new single-story rear addition.
- Restore missing door and transom to front elevation.
- Replace all windows with new Marvin aluminum clad SDL windows.
- Replace existing roof with new asphalt shingle roof.
- Demolish existing concrete block 2-car garage.
- Construct new approximately 26-ft x 28-ft 2-car garage.

STAFF APPROVALS

(The following applicants are not required to attend)

• **18-8-1**

260-262 Siebert Street

Constance Seckel (Applicant/Owner)

Approve Application 18-8-1, 260-262 Siebert Street, as submitted, with all clarifications noted:

Install Gas Meter Cover

- Paint relocated meter to match adjacent masonry foundation color.
- Install a screening grate, to match the existing basement windows grates, as closely as possible.
- Screening grate to measure approximately 24 inches wide, 21 inches high, and 24 inches deep.
- Grate to be constructed with hinges to allow Columbia Gas access for service.
- Final grate design and color chips for both grate and meter to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- All work to be done in consultation with the Department of Public Services.

• **18-8-2**

718 Macon Alley

Michael Cannell (Applicant/Owner)

Approve Application 18-8-2, 718 Macon Alley, as submitted, with all clarifications noted:

Remove Deck and Awning

- Remove the existing, non-original wood deck and canvas awning on rear elevation, per the submitted photos.

Repair/Replace Downspouts

- Repair/replace existing, non-functioning downspouts, as needed, per the submitted specifications.
- Install new, underground drainage system to allow for proper drainage.

Spot Tuck Point Front Porch

- Check all mortar joints on front porch for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Install New "Low Profile" Hat Vent(s) for Plumbing

- Remove existing, non-functioning plumbing vent stack, per submitted photos.

- Install new, aluminum, “low profile”, hat vent(s).
- New hat vents to be placed a minimum of two feet (2') below the roof ridge.
- Position new hat vent(s) as far to the rear of the roof as possible so as to be out of the line of sight from the front elevation of the property.
- Factory finish of all, new, hat vents to match the color of the roof shingle material as closely as possible or to be painted to match the shingle material by the contractor.

Chimney Repair

- Check all mortar joints on existing brick chimney for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- Spot tuck point, as needed, utilizing appropriate mortar mix.
- Remove the existing, deteriorated, stone chimney cap.
- Install new stone chimney cap of same dimensions and profile, like-for-like.
- Install new flashing, as needed.

- **18-8-3**

276 East Sycamore Street

Pro Exterior-APCO (Applicant)

Charles & Susan Ellingson (**Owner**)

Approve Application 18-8-3, 276 East Sycamore Street, as submitted, with all clarifications noted:

Replace Exterior Doors

- Replace existing French doors (3) with Marvin Clad French doors per the submitted product cut sheets. These doors were installed as part of a 2004 addition and are non-contributing. This is a full frame replacement. Colors will match existing colors – Sierra White door frames with Evergreen door panels, all six sides should be finished.

- **18-8-4**

571 South Third Street

Dara Young/The Chaddock Group (Applicant)

Jeffery Chaddock (**Owner**)

Approve Application 18-8-4, 571 South Third Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., stone concrete sills/lintels, stone plinth, stone storefront, etc. is to remain unpainted.**

Exterior Lighting

- Install new emergency lighting fixture at front entrance, per the submitted drawing.
- Install new gas light fixture, per the submitted product cut sheet and elevation drawing.

ADA Signage

- Install a new ADA sign next to front entrance, referencing ADA entrance, per the submitted elevation drawing.

Door Painting

- Make any needed repairs to the existing front entrance door, as needed.
- Paint and install new hardware, as needed.

- **18-8-5**

783 South Sixth Street

Glendon Williams- Kiwi Home Renovations (Applicant)

Cathleen Holdrieth (Owner)

Approve Application 18-8-5, 783 South Sixth Street, as submitted, with all clarifications noted:

Install New Picket Fence

- Extend existing picket fence to the northeast corner of property. New fence to be a picket fence that matches the style and height of existing fence.
- Paint to match the existing fence.
- Second gate to be added in front of the main entrance steps.

- **18-8-6**

870 South Lazelle Street

Danielle Moore (Applicant)

Nathaniel & Kristin Saguisi (Owner)

Approve Application 18-8-6, 870 South Lazelle Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the house, down to the sheathing.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. CertainTeed XT 25 Shingles-Slate Gray.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **18-8-7**

799 Jaeger Street

Elliot Magoto (Owner/Applicant)

Approve Application 18-8-7, 799 Jaeger Street, as submitted, with all clarifications noted:

Install A/C condenser unit

- Install new A/C condenser unit, per the submitted rendering.
- Condenser to be installed behind hedges on the southern side of the house, next to existing condenser unit, as per submitted photos.
- Unit not to be located within existing fenced yard.
- Unit measures 2.5ft high by 1.5 ft high.

- **18-8-8**

674 South Third Street/St. Mary Church

David B. Meleca Architects, LLC (Applicant)

Bishop Frederick Campbell (Owner)

Approve Application 18-8-8, 674 South Third Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the church roof down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.

- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] GAF

Slateline (dimensional)

[] English Gray Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.
- Any/all metal cresting or other decorative elements to remain, or be replaced in-like-kind.

Install New Storm Windows

- Install new, low profile, metal storm windows over all existing stained glass windows, as needed.
- New storm windows to be installed inside the existing window frame.
- Cut sheet and storm window color to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.

• **18-8-9**

170-174 Thurman Avenue

Mark Ours (Applicant)

Mark & Keriann Ours (Owners)

Renewal of an Expired COA

Approve Application 18-8-9, 170-174 Thurman Avenue, for renewal of expired COA #17-7-28 (Expired: August 1, 2018), exactly as previously approved, for a period of one (1) year.

Landscaping/170 Thurman Avenue

- Remove existing concrete steps, concrete landing leading to front porch.
- Remove existing concrete sidewalk on east side of house.
- Retain existing stone steps at porch and reset.
- Regrade sloping front yard to create level surface.
- Install new, formed architectural concrete walls along front of property, per the submitted drawings.

Landscaping/174 Thurman Avenue

- Remove concrete pad in front of existing storefront.
- Remove stone retaining walls on east and west sides of concrete pad.
- Install new, brick pavers, per the submitted site plan.
- Install new, formed architectural concrete wall on east side of new brick pavers.
- Install new ornamental tree and planting bed, per the submitted site plan.

New Public Sidewalk & Planting Bed

- Remove existing, concrete, public sidewalk in front of 170 and 174 Thurman Avenue.
- Install new, concrete sidewalk with planting bed, per the submitted site plan.
- Maintain any/all existing sandstone curbs, and repair, as needed, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **18-8-10**

31 Thurman Avenue

Bello Giardino Landscaping (Applicant)

Ann McDonnell (Owner)

Approve Application 18-8-10, 31 Thurman Avenue, as submitted, with all clarifications noted:

Repair Brick Driveway Apron

- Remove the existing section of the brick, former alleyway approach, per the submitted photograph.
- Pour new concrete, and relay existing brick, blended with additional Belcrest #760 pavers, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes, in consultation with the Department of Public Service.

- **18-8-11**

247 Stewart Avenue

Everlasting Roofing (Applicant)

Linda Friedman (Owner)

Approve Application 18-8-11, 247 Stewart Avenue, as submitted, with all clarifications noted:

Repair Stop Gutters

- Rebuild existing stop gutters on the north and east elevations of house, per the submitted photos.
- Remove 2.5 rows of slate along stop gutters.
- Replace any/all deteriorated and damaged wood and decking with new wood as necessary.
- Install new decking/soffit boards and new 24 gauge Kynar finish apron skirt with cleat.
- Retain existing decorative, wood corbels. Any deteriorated corbels to be replaced with new, to match existing exactly, like-for-like.
- New 1x board stopper, new .045 reinforced rubber liner to be fully adhered in stop gutter and under slate to minimum of 18 inches.
- Reinstall existing slate. Any damaged/missing slate to be replaced with new or used slate to match existing as closely as possible.
- Install new metal downspouts in appropriate locations.
- Prime and finish coat all exposed wood. Paint color chip to be submitted to Historic Preservation Office staff.

- **18-8-12**

604 South Third Street

Bello Giardino Landscaping (Applicant)

David Muller (Owner)

Approve Application 18-8-12, 604 South Third Street, as submitted, with all clarifications noted:

Replacing Window Boxes

- Remove old window boxes and replace with window boxes of the same style and dimensions.
- Prime and finish coat all wood to match the existing box color. Paint color chip to be submitted to Historic Preservation Office staff.

- **18-8-13**

117 Willow Street

Bello Giardino Landscaping (Applicant)

John Lebens (Owner)

Approve Application 18-8-13, 117 Willow Street, as submitted, with all clarifications noted:

Relay Pavers

- Remove existing brick patio pavers on the east side of the house.
- Install new Belcrest 760 pavers in same location, like-for-like. Install at appropriate slope to allow for drainage away from the foundation of this and/or neighboring houses.
- Dispose of all debris in accordance with Columbus City Code.

Replace Masonry Retaining Wall

- Remove existing, low brick wall and rebuild with Indiana limestone "Jurassic."
- Wall to measure 26' long and 9" high, extending to the rear corner of the property.
- Dispose of all debris in accordance with Columbus City Code.

- **18-8-14**

279-281 East Livingston Avenue

Klaus Gauer (Applicant)

Cedar Square LLC (Owner)

Approve Application 18-8-14, 279-281 East Livingston Avenue, as submitted, with all clarifications noted:

Install New Windows

- Remove the eleven (11) existing, non-original, non-contributing, one-over-one, double-hung sash windows on the second story of the commercial building, per the submitted photos.
- Install new one-over-one, Lincoln Standard double-hung aluminum-clad wood windows.
- New windows to fit the historic window openings exactly (not to be down-sized).
- Jamb liners to match the exterior window color.

- **18-8-15**

180 East Kossuth

John J. Luebke (Applicant)

MGB Real Estate Holding (Owner)

Approve Application 18-8-15, 180 East Kossuth, as submitted, with all clarifications noted:

Install New Windows

- Remove eleven (11) existing, non-original, non-contributing, one-over-one, double-hung sash windows per the submitted photos.
- Install new Marvin Ultimate –Next Generation 2.0 aluminum-clad wood windows.
- New windows to fit the historic window openings exactly (not to be down-sized).
- Jamb liners to match the exterior window color.

- **18-8-16**

767 South Fifth Street

Elizabeth A. Cronenweth (Applicant/Owner)

Approve Application 18-8-16, 767 South Fifth Street, as submitted, with all clarifications noted:

Install New Door

- Remove non-original, non-contributing front door, per the submitted photographs.
- Install new, full panel, clear front glass door, per the submitted product cut sheet.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **18-8-17**

647 South Third Street

Roy Bieber (Applicant/Owner)

Approve Application 18-8-17, 647 South Third Street, as submitted, with all clarifications noted:

Repair Brick Sidewalk

- Remove any/all damaged and deteriorated, brick public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new or used brick in the exact same location and pattern using Belcrest #530 bricks.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **18-8-18**

221-223 East Sycamore Street

Carl Zarcone (Owner/Applicant)

Approve Application 18-8-18, 221-223 East Sycamore Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof / House and Garage

- Remove all asphalt shingles on the main roof and garage, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new Owens Corning Standard 3 tab Estate Gray shingles. 235 lb., class C, self-sealing.
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **18-8-19**

835 Mohawk Street

Capital City Awning (Applicant)

Daniel and Linda Farrel (Owner)

Approve Application 18-8-19, 835 Mohawk Street, as submitted, with all clarifications noted:

Install Awning

- Install a new awning on the front entrance, per the submitted rendering.
- New awning to measuring approximately 3'11" wide, extending approximately 3'4" from the house façade.
- Aluminum frame painted black.
- To be covered with Sunbrella woven acrylic #4648 taupe. The cover is to wrap the frame and not be stapled.

- **18-8-20**

751 Jaeger Street

Pro Exterior by APCO (Applicant)

Jeanne Likins (Owner)

Approve Application 18-8-20, 751 Jaeger Street, as submitted, with all clarifications noted:

Install New Windows

- Remove the two (2) existing, non-original, non-contributing windows on the west side of the house, per the submitted photos.
- Install new Marvin Ultimate –Next Generation 2.0 aluminum-clad wood windows.
- New windows to fit the historic window openings exactly (not to be down-sized).
- Jamb liners to match the exterior window color.

- **18-8-21**

130 East Kossuth Street

Marjorie Yano (Owner/Applicant)

Approve Application 18-8-21, 130 East Kossuth Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house trim and windows for repainting using the appropriate

hand tools.

- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color shall be Benjamin Moore-Black Satin 2131-10
- Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, foundation, etc.) is to remain unpainted.
- Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.

• **18-8-22**

757 Macon Alley

Robert Ramos (Owner/Applicant)

Approve Application 18-8-22, 757 Macon Alley, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] Tamko

(standard 3-tab)

[] Antique Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **18-8-23**

77-79 East Deshler Avenue

Janet W. Druen (Owner/Applicant)

Approve Application 18-8-23, 77/79 East Deshler Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim over front dormer windows and at top of bay landing and other rotten and deteriorated wood trim on brick house as found during painting. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint colors must be Martin Senour Tavern Gray W82-0270 with trim being Martin Senour Tavern Shell W81-0330 or exact match.
- Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Repair Porch Flooring

- Remove all damaged and deteriorated flooring; pull all nails from, and inspect condition of, existing joists to insure structural integrity.
- Replace with new 1'x3', tongue and groove, yellow pine, porch flooring of same dimensions as existing.
- Match existing flooring overhang. If applicable, match all damaged and deteriorated barge molding with new material of same dimension and profile.
- Blind nail with galvanized finish nails only.
- Prime new flooring on all sides with porch floor enamel thinned with appropriate material prior to installation. After installation, topcoat entire porch floor with same porch floor enamel according to manufacturer's specifications for finish coat. Paint color to be same color as existing and previously approved.

Paint Fence

- Paint rear and west side fence to match color of fence on east side of property.
- Paint color to be Sherwin Williams Backdrop SW7025 or exact match.

Remove Existing Concrete Sidewalk and Install New Brick Sidewalk

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new brick in the exact same location and of the same exact dimension
- All work to be done in accordance with industry standards and with all applicable building codes.
- Relay/repair brick sidewalk from front walk to steps as necessary. All brick to be compatible in size and to be similar color as brick sidewalk to the west and the brick sidewalk to the east of the property.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

Install New Concrete Steps

- Remove the deteriorated, concrete front porch steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps in the exact same location and of the exact same dimension.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Repair Concrete Driveway

- Determine sections to be repaired and remove existing deteriorated concrete and dispose of all debris in accordance with industry standards.
- Repair Replace broken concrete curbs along east side of driveway and install concrete curb to protect property foundation on east side of the driveway.

Install New Storm Door

- Install a new, wooden front storm door.
- Stained and finished to match front door of 77 East Deshler entrance.

Install Stair Handrail

- Install a new black metal handrail on rear stairs and front service stairs.
- Install a manufactured rail system per Fortin Welding & Mfg. Inc. (or like manufacturer) Picket style. Color to be "Black."

- **18-8-24**

490 South Third Street

Scott Mackey (Owner/Applicant)

Approve Application 18-8-24, 490 South Third Street, as submitted, with all clarifications noted:

Driveway Modification

- Remove the two inner concrete bumps on the adjoining aprons between 490 South Third Street and 121 East Livingston.
- Dispose of all debris in accordance with industry standards.

- Install a new, concrete apron that joins both driveways.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing
- Install new brick between the two driveways spanning the gap between the two driveways, and going back six feet into the properties. Brick to match the color and style of sidewalks and to be laid in a manner that allows proper storm water runoff.
- All work to be done in accordance with industry standards and with all applicable building codes.

• **18-8-25**

123 Lansing Street

Chris and Jennifer Tipton (Owner/Applicant)

Approve Application 18-8-25, 123 Lansing Street, as submitted, with all clarifications noted:

Air Vent Installation

- Install shingle-over Smart Ridge eave/intake venting along upper roof eave above gutter on North and South sides of roof. As per cut sheet, CAD drawing, and manufacturer's diagram.
- Existing shingles will be reused. Any damaged shingles will be replaced with exact materials from current installation. Dispose of all debris according to Columbus City Code.

• **18-8-26**

742 South Fifth Street

Jay and Lisa Godfrey (Owner/Applicant)

Approve Application 18-8-26, 742 South Fifth Street, as submitted, with all clarifications noted:

Exterior Painting/House/Pool House & Garage

- Repair and/or replace all damaged, deteriorated, and missing wood siding and trim elements, as necessary. All replacement wood to be of custom milled yellow pine to match exactly the same dimensions and profiles as the original wood trim; like-for-like, according to industry standards. Must match provided cross sections on cut sheet.
- Prepare all exterior, wooden surfaces on the main house, detached garage, and pool house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint to match exactly the existing finish on the house and trim.
- Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.
- Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.

Paint Fence along Frankfort and Purdy Alley

- Paint to exactly match trim paint on main house.

• **18-8-27**

630 Mohawk Street

Elena Andrews (Applicant)

Bill & Susan Salt (Owner)

Approve Application 18-8-27, 630 Mohawk Street, as submitted, with all clarifications noted:

Landscape/Hardscape

- Remove the existing, slate flagstone patio in rear yard, per the submitted photographs.
- Install new, thermal bluestone pavers, with black metal edging, in same size and configuration, per the submitted site plan.
- Relay existing, brick paver landings to home and garage, with new gravel base, per the submitted photos and site plan.
- Remove two (2) existing, small maple trees in rear yard, per the submitted photographs.

- Plant two (2) Amelanchier G. “Autumn Brilliance” Serviceberry trees in same locations.
- Replace slate flagstone steps at south side of house with thermal bluestone pavers, per the submitted site plan.

- **18-8-28**

1042 Jaeger Street

Zachary Sugarman (Applicant/Owner)

Approve Application 18-8-28, 1042 Jaeger Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof connector, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **18-8-29**

275 East Beck Street

Derek Brown (Applicant)

Derek Brown & James Hilt (Owner)

Approve Application 18-8-29, 275 East Beck Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof connector, down to the sheathing, per the submitted photos and work description. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

- **18-8-30**

88 Redbud Alley

W. Sidney Druen (Applicant)

Janet W. Druen (Owner)

Approve Application 18-8-30, 88 Redbud Alley, as submitted, with all clarifications noted:

Install New Windows

- Remove the four (4) existing, non-original, non-contributing, one-over-one, double-hung sash windows, per the submitted photos.
- Install new Pella Architectural Reserve, aluminum-clad, one-over-one, double-hung sash windows. Color to match existing color.
- New windows to fit the historic window openings (not to be enlarged or down-sized).
- Jamb liners to match the exterior window color.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the west side of the carriage house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be the same gray color as existing, or exact color match.
- Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.
- Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.

- **18-8-50**

187 East Beck Street

Dennis A. Valot (Applicant/Owner)

Approve Application 18-8-50, 187 East Beck Street, as submitted, with all clarifications noted:

Install New Storm Door

- Install three new, Pella "Rolscreen" white full-view aluminum storm doors with retractable screen, as per cut sheet.
- Doors are located on the western side of the house, and lead into the living room, dining room, and kitchen. .

- **18-8-51**

756 City Park Avenue

Window Nation (Applicant)

George and Daniel Walz (Owner)

Approve Application 18-8-51, 756 City Park Avenue, as submitted, with all clarifications noted:

Install New Storm Door

- Install one new, Spectrum Series Storm Door-Model 291, as per cut sheet.
- Door is located in the rear of the house. The eastern façade.

- **18-8-52**

41 Stewart Avenue

Kiwi Home Renovations (Applicant)

John and Barbara Young (Owner)

Approve Application 18-8-52, 41 Stewart Avenue, as submitted, with all clarifications noted:

Install New Windows

- Remove the twenty-two (22) existing, non-original, non-contributing, windows.
- Install new Marvin, Clad Ultimate windows (as per cut sheet). Color to be "Evergreen Clad Exterior"
- New windows to fit the historic window openings.
- Jamb liners to match the exterior window color.
- Dimensions and profile of casings to be submitted.

- **18-8-53**

220 East Sycamore Street

James Panzer (Applicant/Owner)

Approve Application 18-8-, 220 East Sycamore Street, as submitted, with all clarifications noted:

Install New Windows

- Remove the existing vinyl (10 total) windows that are currently installed in the brick portion of the residence.
- Install new, Marvin, Next Generation 2.0, aluminum-clad wood, double-hung, per the submitted product cut sheets.

- Window sizes to match existing openings.
- Exterior cladding to be Black.
- Front Elevation windows (4 total) to be installed without screens.

• **18-8-54**

186 East Sycamore Street

Dan Kline (Applicant/Owner)

Approve Application 18-8-54, 186 East Sycamore Street, as submitted, with all clarifications noted:

- Renewal of COA #16-10-28b. Expired: August 2017.

Approve Application #16-8-28b, 186 East Sycamore Street, as amended, with all clarifications noted.

Landscaping

- *Remove deteriorated concrete block retaining wall along the alley as well as the concrete wall at the rear of the property, next to the existing driveway.*
- *Install new concrete wall at rear of property, in the same location as existing, in “architectural concrete” to match proposed new concrete wall height. Install new “architectural concrete” wall in new location next to the house, per submitted site plan. New wall is to be no higher than the sill height of the basement windows.*
- *Rebuild retaining wall at the front (northeast corner) of the property using Ottawa limestone, per submitted plan; wall to be vertical and at the same height as existing wall. Add two Ottawa limestone retaining walls in front yard to step down grade, per submitted landscape plan.*
- *Install new plantings, per submitted landscape plan.*
- *Remove brick walkway and stone steps in front yard. Replace steps with new Indiana limestone steps and relay brick walk in new configuration, using existing brick pavers and with new limestone border, per submitted landscape plan.*
- *Install new limestone patio on east side of the house, per submitted plan.*
- *Install new thirty-six inch (36” h) wrought iron fence and gate to match design and location of existing fence.*

Parking Pad

- *Add parallel parking space on west side of property, off of Macon Alley; material to be brick pavers to match other, existing brick pavers on the site in color, texture and size.*

MOTION: Ours/Hartke (4-1-0) APPROVED [Panzer].

X. OLD BUSINESS

18-8-55

847 South Fifth Street

Juliet Bullock Architects (Applicant)

Branko Pfeifer (Owner)

Construction of a new connector and rear addition was approved February 7, 2017 (COA #17-2-18).

Construction of the connector is not consistent with the approved plans. A Code Order has been issued.

Modify Previous Approval/Connector and Addition

- *Modify the plans for the previously approved addition and connector, per the submitted photograph.*
- *Revised drawings to be submitted.*

XI. NEW BUSINESS

XII. ADJOURNMENT